

TOWN OF POLK
Plan Commission Minutes
December 1, 2009
Page 1

I. Call Meeting to Order - The meeting of the Plan Commission of the Town of Polk was called to order by Chairman Albert Schulteis immediately after the Pledge of Allegiance.

A. Pledge of Allegiance - Chairman Schulteis led the Pledge of Allegiance.

B. Official Meeting Notice - Chairman Schulteis reported that the notice of the meeting was sent to the West Bend Daily News, the Hartford Times Press, WBKV, WTKM, Milwaukee Journal Sentinel and posted at the Town Hall, Highway View School, Cedar Hills bulletin boards, and also posted on the Town of Polk website.

C. Roll Call - Members present: Chairman Albert Schulteis, Willard Heppe, Karen Reiter, Mark Peters, Marvin Kissinger, Robert Roecker, Supervisor Theodore Merten, guest Supervisor Harold Groth, Judy Stephenson, Zoning Secretary.

D. Approval of minutes for November 3, 2009 - Motion made by Karen Reiter to approve the November 3, 2009 minutes with the addition of the word *Thursday* on page 2 and removal of the word *the* on page 3. Motion seconded by Robert Roecker. All voted in favor and motion carried.

II. Unfinished Business - none

III. New Business - Discussion/Possible Action on the Following:

A. Expansion of existing substation on Hwy P for We Energies, Tax Key #T9-0017-00B, Section 1, .93 acres zoned P-1 Park.

Andy Gumm, manager of projects at substations, spoke on behalf of We Energies. He stated that the substation that was built in 1997 on the north east corner of the Fair Park on land that was purchased from the County, with additional land purchased in December 2007. He further stated that We Energies wants to add a second transformer there and Doug Fabio, from the company Real Estate Division has been meeting with John Frey, Town Building Inspector. Mr. Gumm stated that the Conditional Use permit issued to We Energies in March 1997 is being reviewed tonight as part of the yearly review and approval process. He further stated that he has met with Washington County and gotten all of their approvals for the project but no permits from them were required. Doug Fabio stated that the landscape plan includes additional Crab trees and some Arborvitea to shield the east side of the substation from Hwy P, which is what John Frey requested, and Arborvitea on the south and west sides which is what Scott Schmidt, Washington County, requested. He further stated that the type of trees could be changed if the Town wants a different kind since the plan submitted is just a draft plan and landscaping would not be completed until next fall.

Mr. Fabio described the expansion project as follows: The existing substation has one

TOWN OF POLK
Plan Commission Minutes
December 1, 2009
Page 2

transformer. With the expansion, they would be adding a second transformer to the north of the existing switchgear building which is approximately 40' in length, 16' in width and 10' in height would double in length with the expansion so it would be approximately 80' in length, 16' in width and 10' in height. The new switchgear building would be to the north of the existing switchgear building and would be pre-fab construction.

Mr. Gumm stated that the timetable shows the construction start to be in May 2010 with service to begin December 2010. He further stated that at the time this substation was built, We Energies owned the transmission assets (the transmission line that goes to the north) and the transmission assets have since been sold to American Transmission Co.; an easement was redone for that and when ATC comes in and does their work they will be setting up a temporary pole on the north side of the substation to keep that line in service while construction is going on so as not to interrupt transmissions. He further stated that the pole would be removed when the new substation is in place. Discussion was held.

Motion made by Robert Roecker and seconded by Marvin Kissinger to recommend approval to the Town Board of the expansion of the existing substation on Hwy P for We Energies. All voted in favor and the motion passed.

F. Zoning Violations -none

IV. Other Business

A. Correspondence - none

B. Informational items - none

C. Board of Appeals - Karen Reiter stated that the Board would be meeting on Thursday, December 3 at 6:30 pm.

D. Building Inspector's Report - none

V. Adjournment - Motion made by Mark Peters and seconded by Marvin Kissinger to adjourn. All voted in favor and the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Judy Stephenson
Zoning Secretary